



**STAFF CONTACT:** Santiago Vallejo, 915-212-1561, vallejos@elpasotexas.gov

**PROPERTY OWNER:** John M. Holland and Kathryn L Holland

**REPRESENTATIVE:** Conde Inc.

**LOCATION:** South of Artcraft and East of Strahan, District 1

**ACREAGE:** 3

**VESTED:** No

**PARK FEES REQUIRED: \$1,370.00**

**EXCEPTION/MODIFICATION REQUEST:**

1. To allow the current rural roadway section to remain rural
2. To waive the required sidewalk installation

**RELATED APPLICATIONS:** N/A

**PUBLIC INPUT:** N/A

**DCC RECOMMENDATION:** Approval

**SUMMARY OF REQUEST:** The applicant proposes to subdivide 3 acres of land into 1 single-family residential lot. Access to the proposed subdivision will be provided via Strahan Road. This subdivision was reviewed under the current subdivision code.

**SUMMARY OF RECOMMENDATION:** DCC staff recommends **APPROVAL** of Holland Estates Addition on a Major Combination basis and grants exception to waive the street improvement waiver per 19.10.050.A.1.a and the sidewalk installation waiver per 19.21.040.B.5.a and 19.21.040.B.5.c.

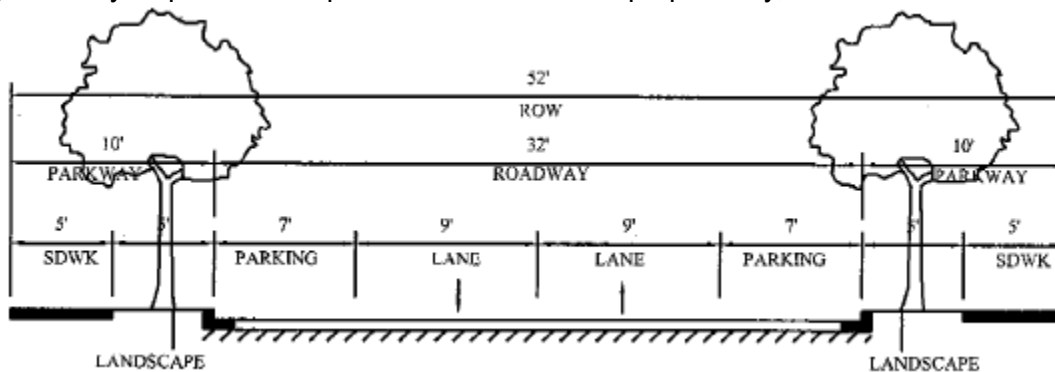
### DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

Applicant is requesting the following exceptions for Strahan Road as per Section 19.10.050.A.1.a

- To waive the street improvements required
- To waive the installation of sidewalks required

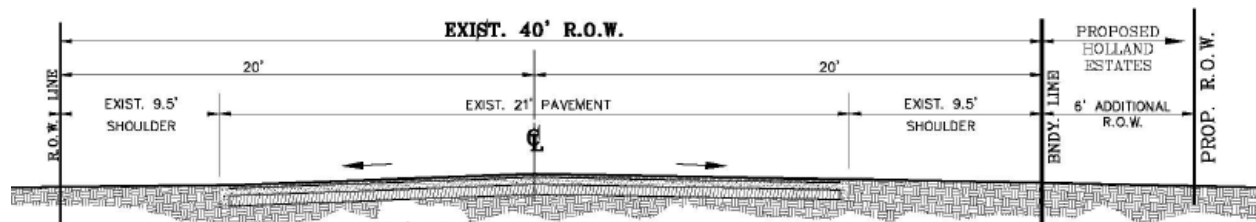
#### Required

The Design Standards for Construction (DSC) requires a local residential street which consists of 52' of total right-of-way width with a bike and hike. The applicants proportionate share of the right-of-way requires 16' of pavement, a 5' landscape parkway, and a 5' sidewalk.



#### Existing

The applicant proposes to preserve the existing conditions of Strahan Road. Strahan Road currently consists of a 40' of right-of-way with no sidewalks or landscape parkways. However, the applicant is proposing to dedicate an additional 6' of right-of-way to comply with their proportionate share.



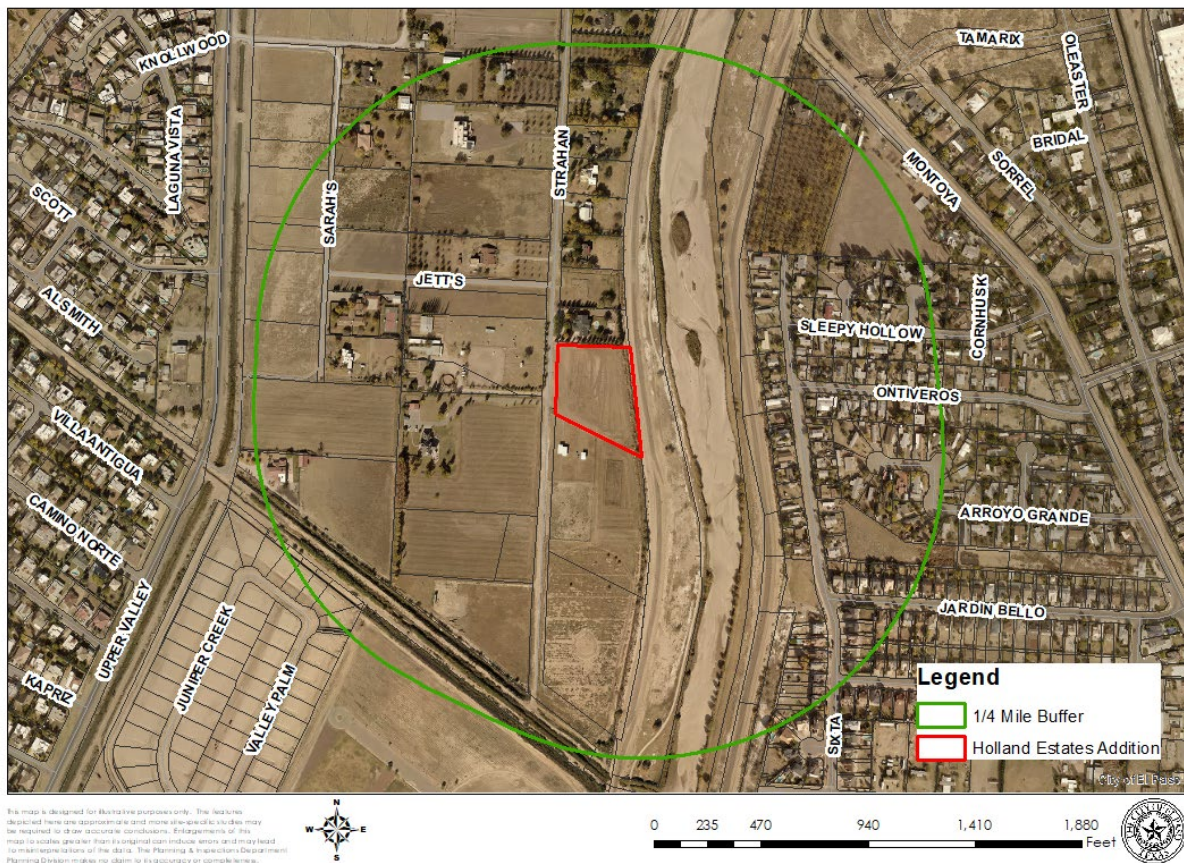
### Section 19.10.050.A

The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- a. Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood;

The proposed waiver request to waive the roadway improvements for Strahan Road **does** satisfy the criteria under Section 19.10.050.A (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision).

## Holland Estates Addition



### Section 19.21.040

B. Location. Sidewalks shall be required along block faces of existing local streets where redevelopment is occurring in any of the following categories or combinations of categories:

5. Street frontages in all developments except the following:
  - a. Developments intended primarily for single-family residential purposes and where sidewalks are not present,
  - c. Developments intended to preserve agricultural activities and open space.

The proposed waiver request to waive the installation of sidewalks on Strahan Road **does** satisfy the criteria under Section 19.21.040 (Sidewalk requirements for existing streets).

**NEIGHBORHOOD CHARACTER:** Subject property is zoned R-F (Ranch-Farm) and is currently vacant. Properties adjacent to the subject property are R-F (Ranch-Farm). Surrounding land uses are residential, agricultural, and vacant. The nearest school is Jose H. Damian Elementary (5,280 feet). The nearest park is Step Towards a River Park (96 feet). The property is not located within any of the impact fee service areas.

**COMMENT FROM THE PUBLIC:** N/A.

### PLAT EXPIRATION:

This application will expire on **February 21, 2022**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension, and reinstatement), shall expire and the applicable plat shall be deemed null and void.

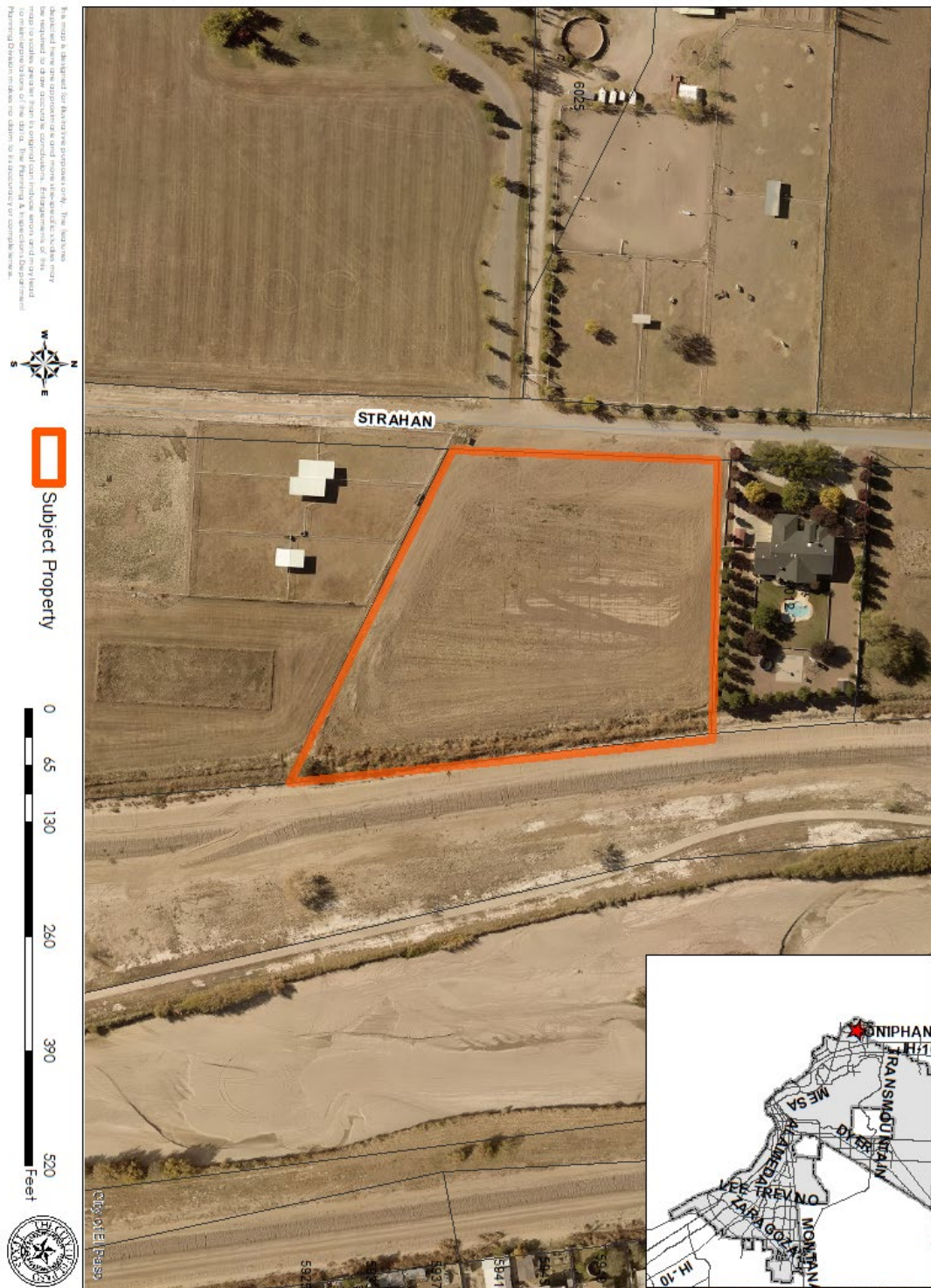
**ATTACHMENTS:**

1. Aerial Map
2. Preliminary plat
3. Final Plat
4. Waiver request
5. Application
6. Department Comments

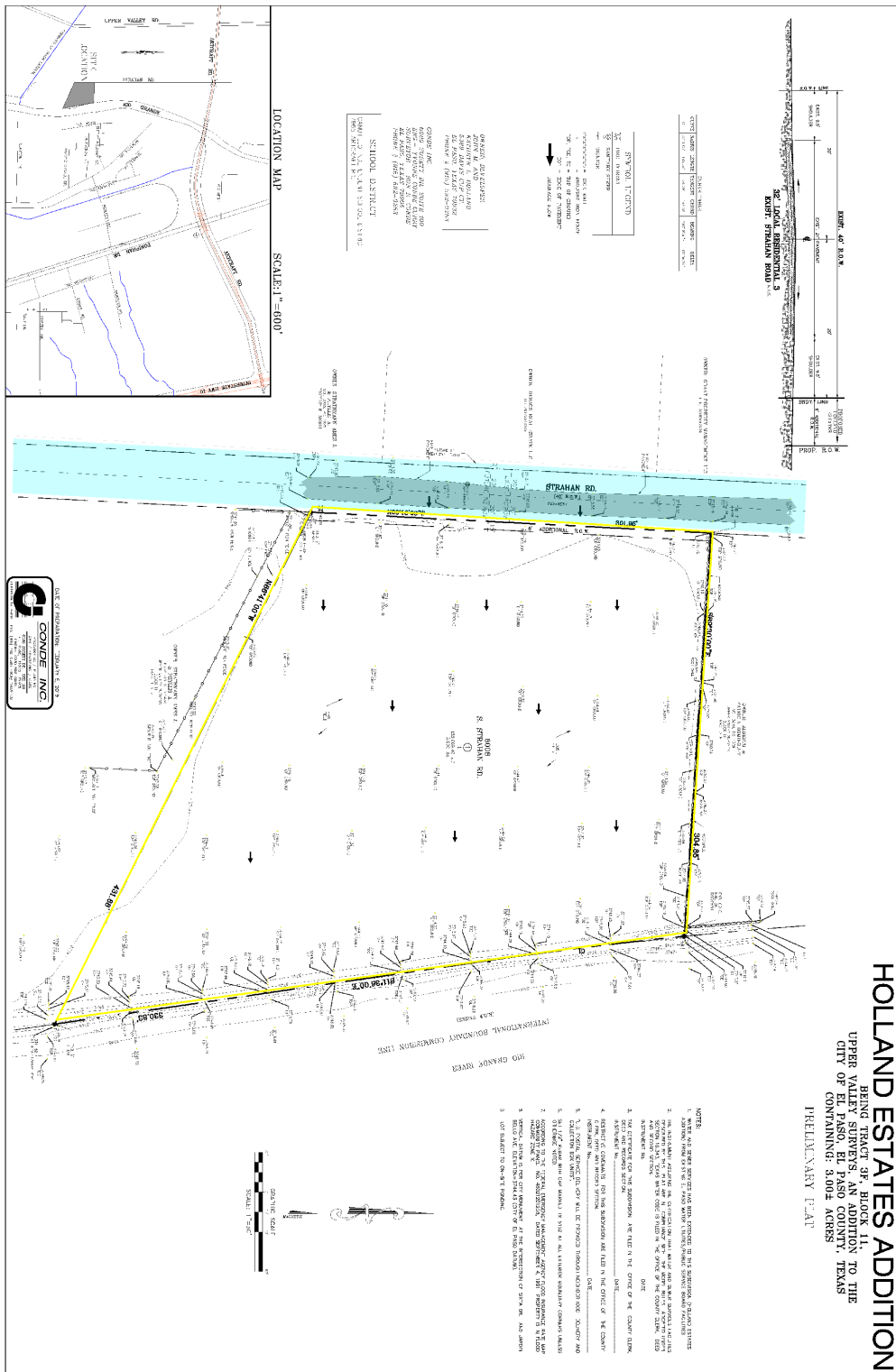


# ATTACHMENT 1

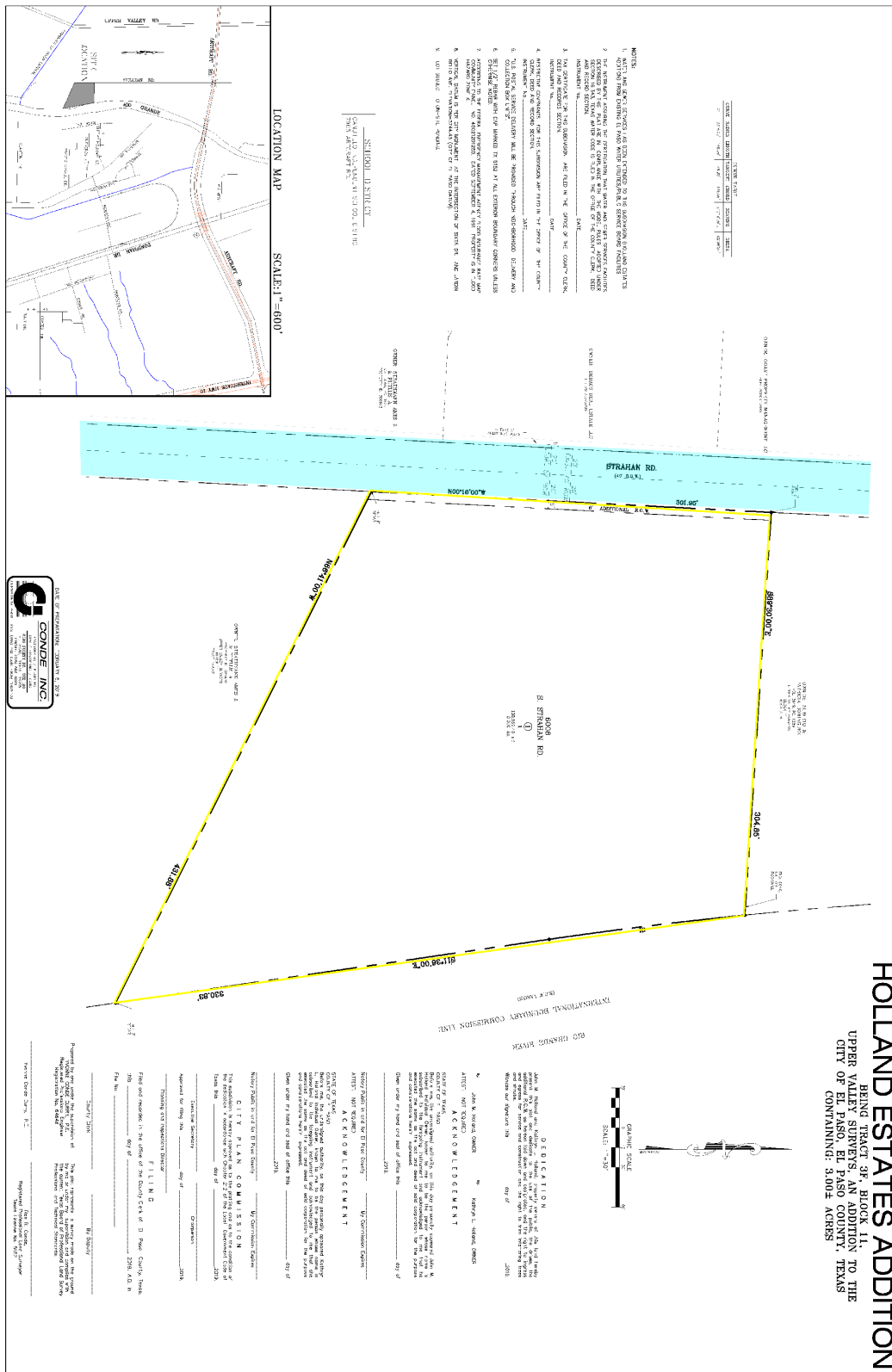
## Holland Estates Addition



## **ATTACHMENT 2**



## ATTACHMENT 3



# ATTACHMENT 4



**CONDE INC**

February 5, 2019

City of El Paso  
Planning & Inspections – Planning Division  
801 Texas Avenue  
City of El Paso, Texas 79901

Attention: **Santiago Vallejo-Gutierrez**

Re: Holland Estates Addition

Dear Santiago,

As per your request, we are submitting a Request for Exception per Section 19.48 due to the requirements listed in Chapter 19-Section 19.21.010-C. "Wavier of Sidewalk" Exceptions per 19.21.010 - C.1, C.2. and C.5. & 19.10.050 Roadway Participation Policies – Improvement of roads and utilities within and or abutting the subdivision - A. 1 .a

The above referenced exception requests will allow the current rural roadway section to remain rural per the Plan El Paso guidelines. As per the above reason, the following criteria per Section 19.48 applies to this exception waiver request:

1. There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the land such that the strict application of the provisions of this title to the proposed use would create an unnecessary hardship or inequality upon or for the applicant, as distinguished from a mere inconvenience in developing the land or deprive the applicant of the reasonable and beneficial use of the land;
2. The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the applicants land;
3. The wavier or exception is necessary for the preservation and enjoyment of a substantial property right of the applicant;
4. Granting the waiver or exception will not be detrimental to the public health, safety or welfare, or injurious to other property within the area;
5. Granting the waiver or exception will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Chapter, or adversely affect the rights of owners or residents of surrounding property;
6. The hardship or inequity is not caused wholly or in substantial part by the applicant;
7. The request for a waiver or exception is not based exclusively on the applicant's desire for increased financial hardship; and
8. The degree of variation requested is the minimum amount necessary to meet the needs of applicant and to satisfy the standards in this section.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,

Conrad Code  
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 582-0283 / FAX (915) 582-0286



# ATTACHMENT 5



## CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: January 17, 2019

File No. SUSU19-00001

SUBDIVISION NAME: Holland Estates Addition

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)  
Being Tracts 3F, Block 11, Upper Valley Surveys, and Addition to City of El Paso, El Paso County, Texas.

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>3.00</u>	<u>1</u>	Office	<u>          </u>	<u>          </u>
Duplex	<u>          </u>	<u>          </u>	Street & Alley	<u>          </u>	<u>          </u>
Apartment	<u>          </u>	<u>          </u>	Ponding & Drainage	<u>          </u>	<u>          </u>
Mobile Home	<u>          </u>	<u>          </u>	Institutional	<u>          </u>	<u>          </u>
P.U.D.	<u>          </u>	<u>          </u>	Other (specify below)	<u>          </u>	<u>          </u>
Park	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
School	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Commercial	<u>          </u>	<u>          </u>	Total No. Sites	<u>1</u>	<u>          </u>
Industrial	<u>          </u>	<u>          </u>	Total Acres (Gross) &	<u>3.00</u>	<u>          </u>

3. What is existing zoning of the above described property? R-F Proposed zoning? n/a
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed? Underground            Overhead            Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
On Site Ponding
7. Are special public improvements proposed in connection with the development? Yes            No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes            No X  
If answer to is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes            No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes            No X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 -Vested Rights

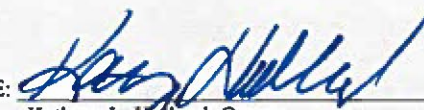
12. Owner of record	<u>John M. Holland and Kathryn L. Holland 5389 Davis Cup Ct. El Paso, TX 79932</u>	<u>915-592-0283</u>
	(Name & Address)	(Phone)
13. Developer	<u>John M. Holland and Kathryn L. Holland 5389 Davis Cup Ct. El Paso, TX 79932</u>	<u>915-592-0283</u>
	(Name & Address)	(Phone)
14. Engineer	<u>CONDE INC. 6080 Surety Drive, Ste. 100 79905</u>	<u>915-592-0283</u>
	(Name & Address)	(Phone)

*\*Effective September 1, 2014, a 3%  
Technology fee has been added to all  
Planning application fees.*


OWNER SIGNATURE:

  
John M. Holland, Owner

OWNER SIGNATURE:

  
Kathryn L. Holland, Owner

REPRESENTATIVE:

  
Conrad Conde

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**

# **ATTACHMENT 6**

## **Planning Comments**

Recommend approval

## **Central Appraisal**

No objections.

## **Fire**

Recommend approval.

## **Sun Metro**

Recommend approval

## **Land Development**

1. Coordinate with The Water Improvement District #1 for any improvements or modifications affecting abutting irrigation ditches.
2. Coordinate with The IBWC for any improvements or modifications affecting abutting Rio Grande River. A six foot rock wall is required along rear lot (As per rock walls design 4-3) and (Municipal Code Section 20.16.020 - Mandatory walls).
3. The subdivision shall be tied to a horizontal control by bearing and distance to either a section corner, survey line, the National Geodetic Survey monument, City monument, or other know and accepted survey points. This tie shall be delineated on the plat sheets.
4. Show existing and proposed drainage flow pattern arrows on the preliminary plat and identify the discharge pond location(s) for all storm water runoff.
5. The street adjacent to the subject Plat is not designed to pick up storm water; the lot must retain the developed runoff. The proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.

## **Parks**

Please note that this subdivision is composed of one (1) lot zoned "R-F" which allows the use of a Single-family dwelling therefore, Applicant shall be required to pay "Park fees" in the amount of **\$1,370.00** based on Residential subdivisions requirements calculated as follows:

1 "R-F" Single-family Lot = 1 dwelling at a rate of \$1,370.00 per dwelling = **\$1,370.00**

Please allocate generated funds under Park Zone: **NW-8**

Nearest Park: **Mary Frances Keisling Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

## **El Paso Water Utilities**

EPWater-PSB does not object to this request.

## **Water:**

There is an existing 12-inch diameter water main that extends along Strahan Road, located approximately 5-feet west of the property. This water main is available for service.

Previous water pressure readings from fire hydrant # 8548 fronting 5959 Strahan Road and 3,126-feet south of Artcraft Drive, have yielded a static pressure of 72 psi, a residual pressure of 54 psi, and a discharge of 1,424 gallons per minute.

**Sewer:**

There is an existing 8-inch diameter sanitary sewer main that extends along Strahan Road, located approximately 32-feet west of the property. This sanitary sewer main is available for service.

**General:**

Application for additional water and sanitary sewer services should be made 6 to 8 weeks prior to construction work. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater-PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**EPCWID**

Applicant needs to submit an application and irrigable land exhibit to EPCWID.

**TXDOT**

Development is not abutting TXDOT ROW.